

**COUNTY OF LAKE
TENTATIVE PARCEL MAP, PM 20-23
CATEGORICAL EXEMPTION
LANGTRY FARMS / GUENOC WINERY**

CONDITIONS OF APPROVAL

Expires if not used by: July 22, 2023

Pursuant to the approval of the **Lake County Planning Commission on July 22, 2021** there is hereby granted to **Langtry Farms**, approval of a **Tentative Parcel Map to divide one property into three (3) parcels on property located at 21700 and 22000 Butts Canyon Road, Middletown, CA 95461, being Assessor Parcel No's. 014-310-08, 014-320-06 and 014-330-08 subject to the following conditions:**

A. GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the ***Tentative Parcel Map*** and any conditions of approval-imposed Review Authority to allow ***the division of one lot into three (3) parcels*** The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.
2. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
3. The configuration of the final parcel map may include minor amendments, provided that all proposed parcels comply with the zoning ordinance and general plan, and the modification does not result in any increased environmental impact. Any modification shall be subject to approval by the Community Development Director and the Department of Public Works.
4. **Prior to recordation of the final map**, all parcel corners and right-of-way angle points shall be monumented, subject to the approval of the County Surveyor.
5. Each parcel shall have its own septic, water and PG&E service upon development of each parcel.
6. **Prior to recordation of the final parcel map**, all taxes due shall be paid, and all estimated taxes for the subject property shall be pre-paid to the County Tax Collector. Applicant shall submit proof of payment to the Community Development Department and the Lake County Surveyor.
7. **The following note shall be placed on a supplemental map sheet that is recorded with the final map: *All development shall adhere to the*** requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.
8. **Prior to occupancy**, the permit holder shall comply with all of the requirements of the South Lake Fire Protection District.
9. Necessary corrections / changes need to be made on final map and for submittal requirements as follows:
 - a. 50' wide public road and utility dedication needs to be shown on Parcels 'Y' and 'Z'.
 - b. Monuments, if not existing, to be set at boundary, right of way, and points of ECs and BCs.
 - c. Road names shall be shown on final map.

- d. Label / line type new proposed boundary.
 - e. Total acreages shall be shown for each newly created parcel on final map.
 - f. All easements shall be shown on final map.
 - g. Title report shall be provided to confirm legal lot status of parent parcel.
 - h. New title reports shall be provided following recordation of final map.
10. The permit holder is responsible for ensuring that all project workers are informed of understand, and agree to abide by the approved plans and project conditions.
 11. No construction is proposed in conjunction with this land division. If contemplated in the future, all construction shall be reviewed and approved by a *California-Licensed Professional Civil Engineer or Architect*, and be constructed to those specifications, subject to review and approval of the Community Development Department.

C. AIR QUALITY:

1. Prior to any future construction, all roads, trails and access routes shall be paved and/or adequately surfaces to prevent dust generation. Surfacing shall occur prior to the construction and/or occupancy to minimize dust generation and track out issues.
2. Vegetative waste shall be composed and chipped for erosion control. Burning is prohibited

D. CULTURAL & TRIBAL RESOURCES:

1. **The following note shall be placed on a supplemental map sheet that is recorded with the final map.** Should any archaeological, paleontological, or cultural materials be discovered during future development, all activity shall be halted in the vicinity of the find(s), the culturally-affiliated tribe(s) shall be notified, and a qualified archaeologist shall be retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. The applicant shall immediately halt all work and contact the Lake County Sheriff's Department, the culturally affiliated Tribe, and the Community Development Department if any human remains are encountered.

E. GEOLOGY/SOILS & HYDROLOGY/WATER QUALITY:

1. Any future site disturbance that includes excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.

F. HAZARDS & HAZARDOUS MATERIALS

1. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.
2. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.

3. The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.
4. If the operation includes storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.

G. NOISE:

1. All future construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.
2. Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11.12 at the property lines.
3. No use shall generate ground vibration which is perceptible without instruments beyond the lot line. Ground vibrations caused by motor vehicles, aircraft, temporary construction work, or agricultural equipment are exempt from these standards.

H. TRANSPORTATION AND TRAFFIC:

1. **Prior to recordation of final map**, all road dedications and public utility easements shall be shown on the map.
2. **Prior to any future development**, the permit holder shall obtain the necessary permits from the Lake County Department of Public Works for any work that would be done in the public right of way.

I. UTILITIES and SERVICE SYSTEMS:

1. **Prior to recordation of the final map**, the permit holder shall pay all Quimby Parks Improvement Fees if applicable. For further information, please contact the Lake County Public Services at (707) 262-1618.

J. EXTENSION AND EXPIRATION:

1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
2. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.

3. This approved tentative parcel map shall expire on **July 22, 2023** unless the final map for this action is recorded, or an extension has been granted consistent with Chapter 17 of the Lake County Code and with the California Subdivision Map Act.

Carol Huchingson
County Administrative Officer

Prepared by: EJP

By: _____
Kerrian Marriott, Office Assistant III

Acceptance

I have read and understand the foregoing Conditionals of Approval and agree to each and every term and condition thereof.

Date: _____

Signature of applicant or authorized agent

Printed name of applicant or authorized agent